

27

ZONING HEARING APPLICATION
MIAMI-DADE COUNTY
 ALL FOLIO NUMBERS ARE REQUIRED

RECEIVED
 Z01-259
 JUL - 6 2001

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.

30-2021-001-0090; 30-2021-001-0440; 30-2021-001-0450; 30-2021-001-0460; ~~30-2021-001-0340; 30-2021-001-0350; 30-2021-001-0360; 30-2021-001-0370; 30-2021-001-0471~~

Date Received Stamp

PLEASE TYPE OR PRINT LEGIBLY, IN INK, ALL INFORMATION ON APPLICATION

1. Name of Applicant **Petrvs Holdings, Inc., et al.**
- a. if applicant is owner, give name exactly as recorded on deed.
 - b. if applicant is lessee, attach copy of valid lease of 1 year or more and Owner's Sworn-to-Consent form.
 - c. if applicant is corporation, partnership, limited partnership, or trustee, a separate Disclosure of Interest from must be completed.

Mailing Address

1414 NW 107 Avenue, Suite 400

City **Miami** State **FL** Zip **33172**

Tel. # (during working hours) _____ Other _____

2. Name of Property Owner **Petrvs Holdings, Inc.; MCD Properties, Inc.; Fantasy Cove Realty, Corp.**

Mailing Address **Same as above.**

City _____ State _____ Zip _____

Tel. # (during working hours) _____ Other _____

3. Contact Person **Juan J. Mayol, Jr., Esq. / Leila Batties, Esq.**

Mailing Address **One SE Third Avenue, 28th Floor**

City **Miami** State **FL** Zip **33131**

Tel. # (during working hours) **305-374-5600** Other **(Fax) 305-374-5095**

4. LEGAL DESCRIPTION OF THE PROPERTY COVERED BY THE APPLICATION

- a. if subdivided, provide lot, block, complete name of subdivision, plat book and page number.
- b. if metes and bounds description, provide complete description, (including section, township and range).
- c. submit 7 copies of a survey if property is odd-shaped (1" to 300' scale).
- d. if separate requests apply to different areas, provide the legal description of each area covered by a separate request.
- e. attach a separate, typed sheet if necessary. Verify the legal is correct.

See attached Exhibit "A"

5. Address or location of subject property: **east side of NW 97 Avenue, south of NW 146 Street, and west of I-75**

6. Size of property: _____ ft. X _____ ft. Acres **72.03 ±**

8. Does property owner own contiguous property to the subject property? If so, give complete legal description of entire contiguous property. (If lengthy, please type on a sheet labeled "Contiguous Property".)

No.

9. Is there an option to purchase ☐ or lease ☐ the subject property or property contiguous thereto?

☐ yes or ☒ no

If yes, who are the potential purchasers or lessees? (Complete section of Disclosure of Interest form, also.)

10. Present zoning classification (s): **GU**

11. REQUEST(S) COVERED UNDER THIS APPLICATION:

Please check the appropriate box and give a brief description of the nature of the request in the space provided. Be advised that all zone changes require a special exception to permit site plan approval except for rezoning to residential of 3 acres or less.

☒ District Boundary (Zone) Change(s):

Zone classifications requested **RU-3M**

☒ Special Exception to permit Site Plan Approval for **Residential development**

☒ Unusual Use **to permit lake excavation**

☐ Use Variance

☒ Non-use Variance **to permit waiver of ROW dedication**

☐ Special Exception

☐ Modification of previous resolution/plan

☐ Modification of Declaration or Covenant

12. Has a public hearing been held on this property within the last year and a half? ☐ yes ☒ no

If yes, applicant's name

Date of hearing

Nature of hearing

Decision of hearing

Resolution #

13. Is this hearing being requested as a result of a violation notice? ☐ yes ☒ no

If yes, give name to whom violation notice was served

Nature of violation

14. Are there any existing structures on the property? ☐ yes ☒ no

If yes, briefly describe

15. Is there any existing use on the property? ☐ yes ☒ no

If yes, what is the use and when was it established? Use

Established

EXHIBIT "A"
LEGAL DESCRIPTION OF SUBJECT PROPERTY

PETRVS PARCEL:

Tracts 33 through 36, both inclusive, in Section 21, Township 52 South, Range 40 East, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, according to the Plat thereof as recorded in Plat Book 2, at Page 17, of the Public Records of Miami-Dade County, Florida.

LESS the part thereof taken in Eminent Domain proceedings, Case No. 79-5484 for Interstate 75, being more particularly described as follows:

BEGIN at the Northeast corner of the Southwest 1/4 of said Section 21, Township 52 South, Range 40 East; thence run South 2 degrees 36 minutes 44 seconds East along the East line of the Southwest 1/4 of said Section 21 for 1320.80 feet to an intersection with the South line of said Tract 36; thence run South 89 degrees 37 minutes 29 seconds West along the last described South line for 600.85 feet to a point on a circular curve concave to the Northwest and having a radius of 1035.92 feet; thence from a tangent bearing of North 18 degrees 49 minutes 16 seconds East, run Northeasterly 315.33 feet through a central angle of 17 degrees 26 minutes 26 seconds to the end of this portion of said curve; thence run North 1 degree 50 minutes 49 seconds East for 768.10 feet; thence run North 2 degrees 37 minutes 10 seconds West for 243.52 feet to an intersection with the North line of the Southwest 1/4; thence run North 89 degrees 37 minutes 02 seconds East along the last described North line for 471.94 feet to the POINT OF BEGINNING; and all rights of ingress, egress, light, air and view between the remaining portions of said Tracts 33 through 36 and any facility constructed on the portion taken for Interstate 75.

FANTASY COVE PARCEL:

Tracts 37, 38, 43, 44 and 45 in Section 21, Township 52 South, Range 40 East, a subdivision of FLORIDA FRUIT LAND COMPANY, according to the Plat thereof, as recorded in Plat Book 2, Page 17, in the Public Records of Miami-Dade County, Florida, less those portions of said Tracts 37 and 38 conveyed to the State of Florida Department of Transportation in Deed filed July 20, 1979, in Official Records Book 10458, Page 2138.

MCD PARCEL:

The West 1/2 of Tract 46 in Section 21, Township 52 South, Range 40 East, a subdivision of FLORIDA FRUIT LAND COMPANY, according to the Plat thereof, as recorded in Plat Book 2, Page 17, in the Public Records of Miami-Dade County, Florida (hereinafter referred to as the "Property").

202-034

LEGAL DESCRIPTION:

TRACTS 33 THROUGH 38, FLORIDA FRUITLAND'S COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; LYING IN SECTION 21, TOWNSHIP 52 SOUTH, RANGE 40 EAST, LESS 15 ACRES, MORE OR LESS, FOR I-75 RIGHT-OF-WAY.

AND

TRACTS 43, 44, 45 AND 46, FLORIDA FRUITLAND'S COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; LYING IN SECTION 21, TOWNSHIP 52 SOUTH, RANGE 40 EAST.

AND:

PORTIONS OF TRACT 39, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 1 OF SECTION 21, TOWNSHIP 52 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE PLAT BOOK 2, AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT 39; THENCE N02°37'47"W, ALONG THE WEST LINE OF SAID TRACT 39, FOR 330.20 FEET, TO THE NORTHWEST CORNER OF SAID TRACT 39; THENCE N89°37'53"E ALONG THE NORTH LINE OF SAID TRACT 39, FOR 319.94 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75, SAID POINT ALSO BEING ON A CIRCULAR CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1315.92 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75, THROUGH A CENTRAL ANGLE OF 11°-03'-51", FOR AN ARC DISTANCE OF 254.11 FEET; THENCE N77°18'30"W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75 FOR 130.38 FEET; THENCE S11°23'07"W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75 FOR 121.43 FEET, TO A POINT ON THE SOUTH LINE ON SAID TRACT 39; THENCE S89°38'08"W, ALONG SAID SOUTH LINE OF TRACT 39, FOR 74.40 FEET, TO THE POINT OF BEGINNING; SAID LANDS LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, AND CONTAINING 70,743.10 SQUARE FEET OR 1.62 ACRES, MORE OR LESS; AND SUBJECT TO DEDICATIONS, LIMITATIONS, RESERVATIONS, RESTRICTIONS, OR EASEMENTS OF RECORD, IF ANY.

TOTAL AREA = 73.62 ACRES MORE OR LESS.

FROM-8240038

TO-

PAGE 02

21 52 40 1.633 AC

SUB OF PB 2-17

TR 39 LESS BEG SE COR OF TR W

1244.62FT N 11 DEG E121.43FT SELY

130.38FT NELY 254.11FT TO N/L OF

TR E999.09FT S330.20FT TO POB

FOR R/W

EXHIBIT A
LEGAL DESCRIPTION

Tracts 37, 38, 43, 44 and 45 in Section 21, Township 52 South, Range 40 East, a subdivision of FLORIDA FRUIT LAND COMPANY, according to the Plat thereof, as recorded in Plat Book 2, Page 17, in the Public Records of Miami-Dade County, Florida, less those portions of said Tracts 37 and 38 conveyed to the State of Florida Department of Transportation in Deed filed July 20, 1979, in Official Records Book 10458, Page 2138.

EXHIBIT A
LEGAL DESCRIPTION

The West ½ of Tract 46 in Section 21, Township 52 South, Range 40 East, a subdivision of FLORIDA FRUIT LAND COMPANY, according to the Plat thereof, as recorded in Plat Book 2, Page 17, in the Public Records of Miami-Dade County, Florida (hereinafter referred to as the "Property").

OWNER OR TENANT AFFIDAVIT

1, _____, being first duly sworn, depose and say that I am the
☐ owner ☐ tenant of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application, and all sketch data and other supplementary matter attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

Signature

Sworn to and subscribed to before me
this ____ day of _____, _____

Notary Public
Commission Expires _____

CORPORATION AFFIDAVIT

We, _____, being first duly sworn, depose and say that we are the
☐ President ☐ Vice President, and ☐ Secretary ☐ Asst. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for public hearing; that all answers to the questions in said application and all sketches, data and other supplementary matter attached to and made a part of this application are honest and true to the best of our knowledge and belief; that said corporation is the ☐ owner ☐ tenant of the property described herein and which is the subject matter of the proposed hearing. We understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

President's Signature

(Corp. Seal)

ATTEST: _____
Secretary's Signature

Sworn to and subscribed to before me
this ____ day of _____, _____

Notary Public
Commission Expires _____

PARTNERSHIP AFFIDAVIT

We, the undersigned, being first duly sworn, depose and say that we are the partners of the hereinafter named partnership, and as such, have been authorized to file this application for public hearing; that all answers to the questions in said application and all sketches, data and other supplementary matter attached to and made a part of this application are honest and true to the best of our knowledge and belief; that said partnership is the ☐ owner ☐ tenant of the property described herein and which is the subject matter of the proposed hearing. We understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

(Name of Partnership)

By _____ %
By _____ %

By _____ %
By _____ %

Sworn to and subscribed to before me
this ____ day of _____, _____

Notary Public
Commission Expires _____

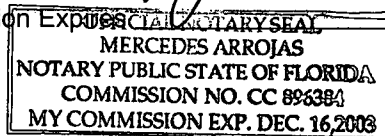
ATTORNEY AFFIDAVIT

I, Juan J. Mayol, Jr., being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the Owner of the property described and which is the subject matter of the proposed hearing; that all answers to the questions in this application, and all sketch data and other supplementary matter attached and made a part of this application are honest and true to the best of my knowledge and belief. I understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

Signature

Sworn to and subscribed to before me
this 5 day of July, 2001

Notary Public
Commission Expires _____



OWNERSHIP AFFIDAVIT
FOR
CORPORATION

STATE OF Florida

Public Hearing No. _____

COUNTY OF Miami-Dade

Before me, the undersigned authority, personally appeared _____,
_____, hereinafter the Affiant, who being duly sworn by me, on oath,
deposes and says:

1. Affiant is the fee owner of the president, vice-president or CEO of the MCD Properties, Inc.
_____ Corporation, with the following address:
1414 NW 107 Avenue, Suite 400, Miami, FL 33172
2. The Corporation owns the property which the subject of the proposed hearing.
3. The Subject property is legally described as: See attached Exhibit "A"

4. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of
voiding of any zoning granted at public hearing.

Witnesses:

Leila Ba Hies
Signature

Leila Ba Hies
Print Name

Blanca E. Fernandez
Signature

Blanca E. Fernandez
Print Name

[Signature]
Affiant's signature

Daniel Miranda
Print Name

Sworn to and subscribed before me on the 5th day of July 2001. Affiant
is personally known to me or has produced _____ as
identification.

Blanca E. Fernandez
Notary
(Stamp/Seal)

Commission Expires:



Blanca E Fernandez
My Commission CC948697
Expires June 26, 2004

OWNERSHIP AFFIDAVIT
FOR
CORPORATION

STATE OF Florida

Public Hearing No. _____

COUNTY OF Miami-Dade

Before me, the undersigned authority, personally appeared ALEJANDRO CAPÓ, hereinafter the Affiant, who being duly sworn by me, on oath, deposes and says:

1. Affiant is the fee owner of the president, vice-president or CEO of the Fantasy Cove Realty, Corp. Corporation, with the following address:
1414 NW 107 Avenue, Suite 400, Miami, FL 33172
2. The Corporation owns the property which the subject of the proposed hearing.
3. The Subject property is legally described as: See attached Exhibit "A"
4. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

Signature

JUAN J. MAYOL, JR.

Print Name

Leila Balthier

Signature

Leila Balthier

Print Name

Affiant's signature

Alejandro Capó

Print Name

Sworn to and subscribed before me on the 5th day of July 2001. Affiant is personally known to me or has produced identification. as



Blanca E Fernandez
My Commission CC-46297
Expires June 20, 2004

Blanca E. Fernandez
Notary
(Stamp/Seal)

Commission Expires:

OWNERSHIP AFFIDAVIT
FOR
CORPORATION

STATE OF Florida

Public Hearing No. _____

COUNTY OF Miami-Dade

Before me, the undersigned authority, personally appeared RAPHAEL REYES,
hereinafter the Affiant, who being duly sworn by me, on oath,
deposes and says:

1. Affiant is the fee owner of the president, vice-president or CEO of the Petrus Holdings, Inc.
Corporation, with the following address:
1414 NW 107 Avenue, 4th Floor, Miami, FL 33172
2. The Corporation owns the property which the subject of the proposed hearing.
3. The Subject property is legally described as: See attached Exhibit "A"
4. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

Signature

JUAN J. MAYOL, SR.

Print Name

Signature

Leila Batties

Print Name

Signature

Raphael Reyes

Print Name

Sworn to and subscribed before me on the 5th day of July 2001. Affiant
is personally known to me or has produced _____ as
identification.



Blanca E Fernandez
My Commission CC948697
Expires June 28, 2004

Blanca E. Fernandez
Notary
(Stamp/Seal)

Commission Expires:

OWNERSHIP AFFIDAVIT
FOR
CORPORATION

STATE OF FLORIDA

Public Hearing No. 02-034 f/k/a 01-259

COUNTY OF MIAMI-DADE

Before me, the undersigned authority, personally appeared Rafael Reyes, hereinafter the Affiant, who being duly sworn by me, on oath, deposes and says:

1. Affiant is the fee owner of the President, of Corum Homes, LLC, a Florida corporation, with the following address:
Airport Executive Tower I, 1150 NW 72nd Avenue, PH, Miami, Florida 33126
2. The Corporation owns the property which the subject of the proposed hearing.
3. The Subject property is legally described as: **See Exhibit "A"**
4. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

MARANGELY RAMIREZ
Signature

MARANGELY RAMIREZ
Print Name

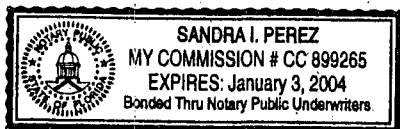
MILDA TORRES
Signature

MILDA TORRES
Print Name

[Signature]
Affiant's signature

Rafael Reyes
Print Name

Sworn to and subscribed before me on the 14th day of February, 2002. Affiant is personally known to me ~~or has produced~~ identification. as



[Signature]
Notary
(Stamp/Seal).

Commission Expires:

OWNER OR TENANT AFFIDAVIT

1, Rafael Reyes, being first duly sworn, depose and say that I am the

☒ owner ☐ tenant of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application, and all sketch data and other supplementary matter attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be complete and accurate before the application can be submitted and the hearing advertised.



Sworn to and subscribed to before me
this 14 day of February, 2002

[Signature]
Signature
Ofelia Portal
Notary Public
Commission Expires 7-22-05

CORPORATION AFFIDAVIT

We, Rafael Reyes & Daniel Miranda, being first duly sworn, depose and say that we are the
xx President ☐ Vice President, and xx Secretary ☐ Asst. Secretary of the aforesaid corporation, and as
such, have been authorized by the corporation to file this application for public hearing; that all answers to the
questions in said application and all sketches, data and other supplementary matter attached to and made a
part of this application are honest and true to the best of our knowledge and belief; that said corporation is the
xx owner ☐ tenant of the property described herein and which is the subject matter of the proposed hearing.
We understand this application must be complete and accurate before the application can be submitted and
the hearing advertised.



(Corp. Seal)
Sworn to and subscribed to before me
this 14 day of February, 2002

ATTEST:

[Signature]
President's Signature
[Signature]
Secretary's Signature
Ofelia Portal
Notary Public
Commission Expires 7-22-05

PARTNERSHIP AFFIDAVIT

We, the undersigned, being first duly sworn, depose and say that we are the partners of the hereinafter
named partnership, and as such, have been authorized to file this application for public hearing; that all
answers to the questions in said application and all sketches, data and other supplementary matter attached
to and made a part of this application are honest and true to the best of our knowledge and belief; that said
partnership is the ☐ owner ☐ tenant of the property described herein and which is the subject matter of the
proposed hearing. We understand this application must be complete and accurate before the application can
be submitted and the hearing advertised.

By _____ %
By _____ %

(Name of Partnership)
By _____ %
By _____ %

Sworn to and subscribed to before me
this ____ day of _____

Notary Public
Commission Expires _____

ATTORNEY AFFIDAVIT

I, _____, being first duly sworn, depose and say that I am a State of Florida
Attorney at Law, and I am the Attorney for the Owner of the property described and which is the subject matter
of the proposed hearing; that all answers to the questions in this application, and all sketch data and other
supplementary matter attached and made a part of this application are honest and true to the best of my
knowledge and belief. I understand this application must be complete and accurate before the application can
be submitted and the hearing advertised.

Sworn to and subscribed to before me
this ____ day of _____

Signature

Notary Public
Commission Expires _____

Date: 7/5/01

Public Hearing No.: _____

RESPONSIBILITIES OF THE APPLICANT

PLEASE READ CAREFULLY BEFORE SIGNING.

I hereby acknowledge that I am aware that the Department of Environmental Resources Management (DERM), the Public Works Department, and other County agencies review each zoning application and proffer comments that may affect its scheduling and outcome. These comments sometimes include requirements for an additional public hearing before DERM's Environmental Quality Control Board, (the EQCB) or other County boards, and/or the preparation and execution of agreements to run with the land which are recorded, prior to scheduling.

I understand that it is my responsibility as the applicant or applicant's representative to promptly follow through with the Compliance of DERM or Public Works requirements or to advise this office in writing if the application will not go forward and may be considered withdrawn. Contact with the above mentioned agencies is advised during the hearing process. You may obtain the telephone numbers and locations of the reviewing departments at the Zoning hearings Counter.

Fees: Further I understand that the hearing fees paid at the time of filing may not be the total cost of the hearing, that I will be advised of the following fees which must be paid promptly: additional radius fee, deferral or readvertising fee (if applicant requests deferral), revision fee, and/or other fees assessed for changes or additions to the hearing application or plans. I am aware that applications withdrawn within 60 days of the date of filing are eligible for refund of 50% of the hearing fee. After that time, hearings that are withdrawn or returned for inaction will not be eligible for a refund.

Permit Requirements: I also understand that the South Florida Building Code may contain requirements that affect my ability to obtain a required building permit from the Department of Planning, Development and Regulations (10th Floor) for my project, even if my zoning application is approved at public hearing. I am aware that a Building Permit is required for all construction and that I am responsible for obtaining the required permits, all required inspections, and the Certificate of Use and Occupancy or Certificate of Completion for any and all structures and additions whether proposed or existing without permits. Additionally, I am aware that a Certificate of use and Occupancy must be obtained for the use of the property, if approved at a Zoning Hearing, and that failure to obtain the required permits and/or Certificates of Completion or Use and Occupancy will result in the initiation of Enforcement action against the occupant and owner. I further understand that submittal of the Zoning Hearing application will not necessarily forestall enforcement action against the property.

Residential construction within 2 miles of a Blasting Site: Persons applying for a residence or residential development located within two miles of a permitted rock mining operation where blasting is permitted must record in the public records of Dade County a notice that the proposed development is within two miles of the blasting site, prior to the issuance of the first development permit. The notice must provide the location of the blasting site and state that such blasting is regulated by Chapter 13 of the Code of Metropolitan Dade County. Notice must be given to and signed by buyers with purchase contracts within the development. Maps showing permitted rock mining operations where blasting is permitted in Dade County are available in the Department of Planning, Development and Regulation (DPDR) and in the Public Works Department. Any developer may request a written opinion from the Director of Public Works as to whether a development is located within the two-mile area.

FANTASY COVE REALTY, CORP.

By: _____

(Signature)

Alejandro (Print Name)
Capo

Notary: Sworn to and subscribed before me
this 5th day of July, 2001

Blanca E. Fernandez
Notary Public - State of Florida
My commission expires 6-25-04



Blanca E Fernandez
My Commission CCE48697
Expires June 25, 2004

Date: 7/5/01

Public Hearing No.: _____

RESPONSIBILITIES OF THE APPLICANT

PLEASE READ CAREFULLY BEFORE SIGNING.

I hereby acknowledge that I am aware that the Department of Environmental Resources Management (DERM), the Public Works Department, and other County agencies review each zoning application and proffer comments that may affect its scheduling and outcome. These comments sometimes include requirements for an additional public hearing before DERM's Environmental Quality Control Board, (the EQCB) or other County boards, and/or the preparation and execution of agreements to run with the land which are recorded, prior to scheduling.

I understand that it is my responsibility as the applicant or applicant's representative to promptly follow through with the Compliance of DERM or Public Works requirements or to advise this office in writing if the application will not go forward and may be considered withdrawn. Contact with the above mentioned agencies is advised during the hearing process. You may obtain the telephone numbers and locations of the reviewing departments at the Zoning hearings Counter.

Fees: Further I understand that the hearing fees paid at the time of filing may not be the total cost of the hearing, that I will be advised of the following fees which must be paid promptly: additional radius fee, deferral or readvertising fee (if applicant requests deferral), revision fee, and/or other fees assessed for changes or additions to the hearing application or plans. I am aware that applications withdrawn within 60 days of the date of filing are eligible for refund of 50% of the hearing fee. After that time, hearings that are withdrawn or returned for inaction will not be eligible for a refund.

Permit Requirements: I also understand that the South Florida Building Code may contain requirements that affect my ability to obtain a required building permit from the Department of Planning, Development and Regulations (10th Floor) for my project, even if my zoning application is approved at public hearing. I am aware that a Building Permit is required for all construction and that I am responsible for obtaining the required permits, all required inspections, and the Certificate of Use and Occupancy or Certificate of Completion for any and all structures and additions whether proposed or existing without permits. Additionally, I am aware that a Certificate of use and Occupancy must be obtained for the use of the property, if approved at a Zoning Hearing, and that failure to obtain the required permits and/or Certificates of Completion or Use and Occupancy will result in the initiation of Enforcement action against the occupant and owner. I further understand that submittal of the Zoning Hearing application will not necessarily forestall enforcement action against the property.

Residential construction within 2 miles of a Blasting Site: Persons applying for a residence or residential development located within two miles of a permitted rock mining operation where blasting is permitted must record in the public records of Dade County a notice that the proposed development is within two miles of the blasting site, prior to the issuance of the first development permit. The notice must provide the location of the blasting site and state that such blasting is regulated by Chapter 13 of the Code of Metropolitan Dade County. Notice must be given to and signed by buyers with purchase contracts within the development. Maps showing permitted rock mining operations where blasting is permitted in Dade County are available in the Department of Planning, Development and Regulation (DPDR) and in the Public Works Department. Any developer may request a written opinion from the Director of Public Works as to whether a development is located within the two-mile area.

PETRVS HOLDINGS, INC.

By [Signature]
(Signature)
Robert Reyes
(Print Name)

Notary: Sworn to and subscribed before me
this 5th day of July 2001

Blanca E. Fernandez
Notary Public - State of Florida
My commission expires 6-25-04



Blanca E. Fernandez
My Commission 8894837
Expires June 25, 2004

Date: 7/5/01

Public Hearing No.: _____

RESPONSIBILITIES OF THE APPLICANT

PLEASE READ CAREFULLY BEFORE SIGNING.

I hereby acknowledge that I am aware that the Department of Environmental Resources Management (DERM), the Public Works Department, and other County agencies review each zoning application and proffer comments that may affect its scheduling and outcome. These comments sometimes include requirements for an additional public hearing before DERM's Environmental Quality Control Board, (the EQCB) or other County boards, and/or the preparation and execution of agreements to run with the land which are recorded, prior to scheduling.

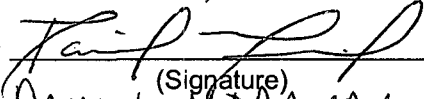
I understand that it is my responsibility as the applicant or applicant's representative to promptly follow through with the Compliance of DERM or Public Works requirements or to advise this office in writing if the application will not go forward and may be considered withdrawn. Contact with the above mentioned agencies is advised during the hearing process. You may obtain the telephone numbers and locations of the reviewing departments at the Zoning hearings Counter.

Fees: Further I understand that the hearing fees paid at the time of filing may not be the total cost of the hearing, that I will be advised of the following fees which must be paid promptly: additional radius fee, deferral or readvertising fee (if applicant requests deferral), revision fee, and/or other fees assessed for changes or additions to the hearing application or plans. I am aware that applications withdrawn within 60 days of the date of filing are eligible for refund of 50% of the hearing fee. After that time, hearings that are withdrawn or returned for inaction will not be eligible for a refund.

Permit Requirements: I also understand that the South Florida Building Code may contain requirements that affect my ability to obtain a required building permit from the Department of Planning, Development and Regulations (10th Floor) for my project, even if my zoning application is approved at public hearing. I am aware that a Building Permit is required for all construction and that I am responsible for obtaining the required permits, all required inspections, and the Certificate of Use and Occupancy or Certificate of Completion for any and all structures and additions whether proposed or existing without permits. Additionally, I am aware that a Certificate of use and Occupancy must be obtained for the use of the property, if approved at a Zoning Hearing, and that failure to obtain the required permits and/or Certificates of Completion or Use and Occupancy will result in the initiation of Enforcement action against the occupant and owner. I further understand that submittal of the Zoning Hearing application will not necessarily forestall enforcement action against the property.

Residential construction within 2 miles of a Blasting Site: Persons applying for a residence or residential development located within two miles of a permitted rock mining operation where blasting is permitted must record in the public records of Dade County a notice that the proposed development is within two miles of the blasting site, prior to the issuance of the first development permit. The notice must provide the location of the blasting site and state that such blasting is regulated by Chapter 13 of the Code of Metropolitan Dade County. Notice must be given to and signed by buyers with purchase contracts within the development. Maps showing permitted rock mining operations where blasting is permitted in Dade County are available in the Department of Planning, Development and Regulation (DPDR) and in the Public Works Department. Any developer may request a written opinion from the Director of Public Works as to whether a development is located within the two-mile area.

MCD PROPERTIES, INC.

By: 
(Signature)
DANIEL MIRANDA
(Print Name)

Notary: Sworn to and subscribed before me
this 5th day of July 2001

Blanca E. Fernandez
Notary Public - State of Florida
My commission expires 6-25-04

 Blanca E Fernandez
My Commission CC948697
Expires June 25, 2004

DISCLOSURE OF INTEREST*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

FANTASY COVE REALTY, CORP.
CORPORATION NAME

<u>NAME, ADDRESS AND OFFICE</u>	<u>Percentage of Stock</u>
<u>Alejandro Capo</u>	<u>100%</u>
<u>1414 N.W. 107th Avenue, Suite 400</u>	
<u>Miami, FL 33172</u>	

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

<u>TRUST NAME</u>	
<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>

If the property which is the subject of the application is owned or leased by a PARTNERSHIP OR LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME AND ADDRESS	Percentage of Ownership

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee or Partnership list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. [Note: Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME	
NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest


Date of contract:_____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature:  _____
(Applicant) FANTASY COVE REALTY, CORP.

Sworn to and subscribed before me,
this 5th day of July, 2001

(SEAL)

Blanca E. Fernandez
Notary Public, State of Florida at Large



Blanca E Fernandez
My Commission CC948697
Expires June 26, 2004

My Commission Expires: 6-25-04

*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

DISCLOSURE OF INTEREST*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

MCD PROPERTIES, INC.
CORPORATION NAME

<u>NAME, ADDRESS AND OFFICE</u>	<u>Percentage of Stock</u>
<u>Daniel Miranda</u>	<u>100%</u>
<u>1414 N.W. 107th Avenue, Suite 400</u>	
<u>Miami, FL 33172</u>	

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

<u>TRUST NAME</u>	
<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>

If the property which is the subject of the application is owned or leased by a PARTNERSHIP OR LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME AND ADDRESS	Percentage of Ownership

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee or Partnership list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. [Note: Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME	
NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest

Date of contract:_____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____

(Applicant) MCD PROPERTIES, INC.

Sworn to and subscribed before me,
this 5th day of July, 2001

(SEAL)

Bianca E. Fernandez
Notary Public, State of Florida at Large



Bianca E Fernandez
My Commission CC948697
Expires June 25, 2004

My Commission Expires: 6-25-04

*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

DISCLOSURE OF INTEREST*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PETRVS HOLDINGS, INC.
CORPORATION NAME

NAME, ADDRESS AND OFFICE	Percentage of Stock
<u>Rafael Reyes</u>	<u>33.33%</u>
<u>Alejandro Capo</u>	<u>33.33%</u>
<u>Daniel Miranda</u>	<u>33.33%</u>
<u>1414 N.W. 107th Avenue, Suite 400</u>	
<u>Miami, FL 33172</u>	

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME	
NAME AND ADDRESS	Percentage of Stock



DISCLOSURE OF INTEREST*



If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s); partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

CORUM HOMES, LLC

<u>NAME, ADDRESS AND OFFICE</u>	<u>Percentage of Stock</u>
<u>Alejandro Capo, President</u>	<u>9%</u>
<u>Rafael Reyes, Vice President & Beatriz Reyes</u>	<u>17%</u>
<u>Daniel Miranda, Secretary & Cristina Miranda</u>	<u>17%</u>
<u>Rigoberto Marrero</u>	<u>29%</u>
<u>Catherine Capo</u>	<u>9%</u>
<u>Arthur & Cristina Capo</u>	<u>9%</u>
<u>Ana Barbara</u>	<u>5%</u>
<u>Gerardo Capo III</u>	<u>5%</u>

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

If the property which is the subject of the application is owned or leased by a PARTNERSHIP OR LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME AND ADDRESS	Percentage of Ownership

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee or Partnership list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. [Note: Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME	
NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest

Date of contract:_____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.


Signature: _____
(Applicant) **Petrus Holdings, Inc.**

Sworn to and subscribed before me,
this 5th day of July, 2001

Bianca E. Fernandez
Notary Public, State of Florida at Large

My Commission Expires: 6-25-04

(SEAL)

 Bianca E Fernandez
My Commission CC948697
Expires June 25, 2004

*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

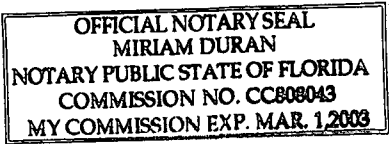
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: *Robt M. Rant*
(Applicant) _____

Sworn to and subscribed before me,
this 27 day of February, 2002

MD
Notary Public, State of Florida at Large
My Commission Expires: _____

(SEAL)



*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.